Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 6th day of October, 2008.

Notary Public
My commission expires: 1/23/10

Davidson County DEEDWARR
Recvd: 10/08/08 12:35 2 pg:
Fees:13.00 Taxes:296.00
20081008-0102124

J. ANDREW WILLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-0809-46229

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey N. West 259 Tanksley Avenue Nashville TN 37211	Jeffrey N. West 244 Tanksley Ave. Nashville, TN 37211	119-14-0 044.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tommie Hughes Williams, a married man and Tommie Hughes Williams, Executor of the Estate of Cynthia (Cindy) Marie Claiborne, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey N. West and wife, Paula J. West, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 27 of Block "D", on the unrecorded Plan of Woodbine Courts, Section 2, described according to a survey made by Blanchard and Parrish, Engineers, as follows, to-wit:
>
> Beginning on the southerly margin of Tanksley Avenue at the corner of Lot Nos. 26 and 27, being 75 feet west of the northwest corner of the property conveyed to Joseph F. Morrow, Jr. and wife by deed from James B. Hewette and wife, of record in book 1429, page 56, Register's Office for said County; thence with said Avenue, westwardly 75 feet to the corner of Lot Nos. 27 and 28; thence with the line between said two lots, southwardly 156.5 feet to the common corner of Lot Nos. 2, 3, 27, and 28; thence with the line between Lots 3, 4, 26, and 27; thence with the line between said Lot Nos. 26 and 27, northwardly 156.5 feet to the beginning.
>
> Being the same property conveyed to Cindy Marie Claiborne by Quitclaim Deed from Margaret L. Claiborne, dated July 26, 1985, recorded July 31, 1985, of record in Book 6619, Page 72, Register's Office for Davidson County, Tennessee. The said Cindy Marie Claiborne having since died. By Will of Cindy Marie Claiborne Docket No. 08P-986 in the Office of the Davidson County Probate Court Clerk, subject property was devised to Tommie Hughes Williams.
>
> Tommie Hughes Williams warrants that the subject property is not his primary residence.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 259 Tanksley Avenue, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 6th day of October, 2008.

Tommie Hughes Williams, Exec. Tommie Hughes Williams

Tommie Hughes Williams, Executor Tommie Hughes Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tommie Hughes Williams, Executor of the Estate of Cynthia (Cindy) Marie Claiborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 6th day of October, 2008.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires
1/23/10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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